

WARRANTY DEED

We: RONALD BARD and RITA BARD, of Wales,
County of Androscoggin, in the State of Maine 028382

(Being married), for consideration paid,

grant to PAUL P. BARD and KATHLEEN M. BARD,
of Winslow, Kennebec County, State of Maine.

NO TRANSFER
TAX PAID

as joint tenants, and not tenants in common,

whose mailing address is: 9 St. John St., Winslow, ME 04901

with WARRANTY COVENANTS

A certain lot or parcel of land situated in WATERVILLE,
County of Kennebec and State of Maine, with the buildings and
other improvements thereon, more particularly bounded and
described as follows, to wit:

PARCEL I: Beginning at an iron pipe sunk in the ground in
the northerly line of Elm Court at its intersection with the
westerly line of land, now or formerly of one Gilbert; thence
running along the northerly line of said Elm Court westerly
forty-nine and thirty hundredths (49.30) feet to an iron pipe
sunk in the ground; thence running northerly seventy-three and
fifty hundredths (73.50) feet to a post; thence running easterly
thirty-seven and thirty hundredths (37.30) feet to an iron pipe
sunk in the ground in the westerly line of said Gilbert land;
thence running southerly along the westerly line of said Gilbert
land seventy-two and thirty hundredths (72.30) feet to the point
of beginning.

PARCEL II: Beginning at an iron pin sunk in the ground in the
northerly line of Elm Court and the southeasterly corner of land
of Bernard Fortin; thence running northerly on the easterly line
of said Fortin's land seventy-two and thirty hundredths (72.30)
feet to an iron pipe sunk in the ground; thence running easterly
in a straight line about fifty (50) feet to an iron pipe sunk in
the ground at the northwesterly corner of land of Orison Cross;
thence running southerly in the westerly line of said Cross land
seventy-one and ten hundredths (71.10) feet to an iron pipe sunk
in the ground in said northerly line of said Elm Court; thence
running westerly along said northerly line of said Elm Court
fifty (50) feet to the point of beginning; together with a right
of way in common with others over and along said Elm Court.

SUBJECT, however, to two certain mortgages executed by James R.
Thibodeau to the Waterville Savings Bank n/k/a Heritage Savings
Bank, as mortgagee, which mortgages are dated May 3, 1973 and
recorded in the Kennebec County Registry of Deeds in Book 1639
Page 219, and mortgage recorded in said Kennebec Registry of
Deeds in Book 1963, Page 99; which mortgages and the obligations
they secure the grantees hereby assume and personally agree to
pay as part of the consideration for this conveyance.

ALSO ANOTHER lot in said Waterville, bounded and described as
follows, to wit:

Beginning at an iron pin on the north side of land of the
Waterville Housing Authority, and which is located eighty-one
and twenty hundredths (81.20) feet from the southeasterly corner
of land of Renald Cloutier as acquired in a deed from Rudolph A.
Landry et al dated August 6, 1974 and recorded in the Kennebec
Registry of Deeds, book 1754 Page 76, which point is on the west
line of Belmont Avenue; thence N 57 degr. 30' W a distance of
fifteen and ninety-six hundredths (15.96) feet to an iron pin
marking the northwesterly corner of land of Waterville Housing
Authority and the northeasterly corner of land of Raymond
Clukey; thence continuing N 57 degr. 30' W a distance of
fifty-two and eighty hundredths (52.80) feet to an iron pin set
on the east line of Western Court; thence N 36 degr. 1' E along
the easterly side of Western Court; a distance of thirty-nine
and eighty-one hundredths (39.81) feet to an iron pin; thence
continuing northeasterly and easterly along a curved line,
representing an extension of Western Court to Elm Court to an
iron pin in the south line of Elm Court; thence S 57 degr. 5'
18" E a distance of forty-two and eighty-one hundredths (42.81)
feet along the south line of Elm Court to an iron pin; thence S

33 degr. 10' 11" W a distance of fifty-nine and forty-one hundredths (59.41) feet to the point of beginning.

Meaning and intending to convey the same premises described in a deed from James R. Thibodeau to Ronald Bard and Rita Bard recorded December 22, 1983 in Kennebec Registry of Deeds Book 2642 Page 75.

This deed is a replacement for a prior deed between the parties believed lost or misplaced before recording.

AND we, RONALD BARD, and RITA BARD, husband and wife, both joining as grantors and releasing all rights by descent and all other rights.

WITNESS our hand and seal this
day of July, 1987.

Philip S. Bard
Witness

Ronald Bard
RONALD BARD

To Bath
Witness

Rita Bard
RITA BARD

State of Maine, Kennebec, ss.

July 17, 1987

Then personally appeared the above named RONALD BARD and RITA BARD and acknowledged the foregoing instrument to be their free act and deed, Before me.

Philip S. Bard
Philip S. Bard
Notary Public

RECEIVED KENNEBEC SS.

1987 NOV -4 AM 9:00

RECORDED FROM ORIGINAL

